

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, April 18, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
Members absent: C. Ausburger, R. Hall
Alternates present: P. Aho, T. Berthelot
Staff present: Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed alternates Aho and Berthelot to act.

Approval of Minutes:

- a. April 4, 2016 (adjourned to April 6, 2016) Regular Meeting:
Chandy MOVED, Ward seconded, to approve the 04-06-2016 minutes as presented. MOTION PASSED with all in favor except Westa and Lewis who disqualified themselves. Ryan and Aho noted for the record they had listened to the recording.
- b. April 13, 2016 Field Trip Notes:
The notes of the April 13, 2016 Field Trip were noted.

Zoning Agent's Report:

Noted.

Old Business:

a. Draft Zoning Regulations

Westa MOVED, Ryan seconded, that a public hearing be scheduled for June 20th to hear comments on the proposed revisions to the Zoning Regulations related to stormwater management dated March 17, 2016, and draft regulations related to Water Service Connections and the creation of a Water Pipeline Overlay District dated April 12, 2016. The draft regulations shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, Conservation Commission and Four Corners Sewer and Water Advisory Committee for review and comment. MOTION PASSED UNANIMOUSLY.

Ward MOVED, Ryan seconded, that a public hearing be scheduled for June 20th to hear comments on the proposed revisions to the Zoning Regulations related to alcohol and live/amplified music dated April 8, 2016. The draft regulations shall be referred to the Town Attorney, CRCOG, adjacent municipalities, Town Council, and Economic Development Commission for review and comment. MOTION PASSED UNANIMOUSLY.

b. Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338

Item is tabled pending a 5/2/16 Public Hearing.

c. Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3

Item is tabled pending a 5/2/16 Public Hearing.

d. Request for Interpretation of Lot Frontage Requirements

Memo from Director of Planning. Members began discussion of this issue but decided by consensus to table the matter until the Director of Planning was available to participate in the discussion.

e. Ad Hoc Committee on Rental Regulations and Enforcement

Chairman Goodwin suggested that the PZC appoint an alternate to attend these committee meetings as there have been and will be other meeting dates when some of the members will be unable to attend. Aho volunteered to be an alternate. Staff will provide Aho with the materials provided to members to date and notify the Chair of the committee of his appointment.

New Business:

a. Request for transient vendor on Town Square

Westa disqualified herself. Chandy MOVED, Ryan seconded, that the PZC authorize the temporary parking and use of the UConn ice cream truck at the Town Square in Storrs Center as described in the letter from Ethan Haggerty. The use is accessory to Downtown Storrs events and shall be subject to any conditions that may be placed upon the use by the Mansfield Traffic Authority. MOTION PASSED with all in favor except Westa who disqualified herself.

Reports from Officers and Committees:

Noted.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Vera S. Ward, Secretary